

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 93					
% of Funds Committed	97.55 %	96.49 %	32	96.48 %	56	59	
% of Funds Disbursed	79.63 %	88.28 %	78	89.00 %	13	11	
Leveraging Ratio for Rental Activities	0.13	5.83	83	4.81	4	3	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.63 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	70.30 %	1	70.99 %	99	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	51.28 %	81.96 %	88	81.75 %	7	5	
% of 0-30% AMI Renters to All Renters***	28.21 %	41.30 %	70	45.84 %	24	19	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	56.41 %	96.50 %	90	96.12 %	3	2	
Overall Ranking:			In State:	76 / 93	Nationally:	16 13	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$72,313	\$36,975		\$27,889	39 Units	50.60 %	
Homebuyer Unit	\$116,364	\$21,536		\$15,632	14 Units	18.20 %	
Homeowner-Rehab Unit	\$64,181	\$27,502		\$21,037	24 Units	31.20 %	
TBRA Unit	\$0	\$2,232		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montebello CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

2.0 %

1.2 %

R.S. Means Cost Index: 1.04

\$82,631

\$476,461

\$59,733

\$141,290

\$116,319

\$28,818

\$99,461

\$78,568

\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	90.0	14.3	25.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	0.0	8.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	10.0	85.7	66.7	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	7.1	37.5	0.0
2 Persons:	70.0	7.1	45.8	0.0
3 Persons:	26.7	28.6	4.2	0.0
4 Persons:	3.3	50.0	8.3	0.0
5 Persons:	0.0	7.1	4.2	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	21.4	33.3	0.0
Elderly:	40.0	0.0	58.3	0.0
Related/Single Parent:	23.3	14.3	4.2	0.0
Related/Two Parent:	3.3	64.3	4.2	0.0
Other:	0.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	23.3	
No Assistance:	76.7	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

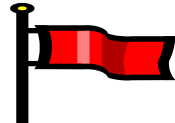
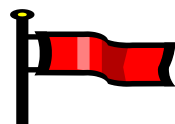
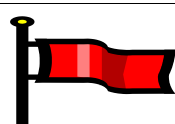
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montebello State: CA Group Rank: 16
 (Percentile)
 State Rank: 76 / 93 PJs Overall Rank: 13
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	51.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	56.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	3.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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